



Saint Paul Planning Commission

City Hall Conference Center Room 40
15 Kellogg Boulevard West

Steering Committee Meeting – 8:00 a.m., Room 41

Christopher B. Coleman,
Mayor

Agenda

December 18, 2009
8:30 – 11:00 a.m.

Saint Paul
Planning Commission

Chair

Brian Alton

First Vice Chair

Kathi Donnelly-Cohen

Second Vice Chair

Jon Commers

Secretary

Marilyn J. Porter

I. Approval of minutes of December 4, 2009

II. Chair's Announcements

III. Planning Director's Announcements

IV. PUBLIC HEARING: Downtown Station Area Plan – Item from the Comprehensive Planning Committee. (*Lucy Thompson, 651/266-6578, and Jessica Rosenfeld, 651/266-6560*)

V. Zoning Committee

SITE PLAN REVIEW

OLD BUSINESS

08-083-992 Laurel Apts Parking Lot #2 – Consider revocation of parking lot site plan approved June 11, 2008, for failure to meet conditions of approval. 2057 Laurel Avenue. (*Tom Beach, 651/266-9086*)

NEW BUSINESS

#09-327-710 David Youmans – Conditional Use Permit for transitional housing facility for six (6) or fewer residents. 680 Thomas Avenue, SW corner at St. Albans. (*Sarah Zorn, 651/266-6570*)

#09-328-553 Ray Matter – Establishment of legal nonconforming use status for excavating business. 770 Brookline Street, NE corner at Springside. (*Sarah Zorn, 651/266-6570*)

Minor Text Amendments for Chapters 60 and 61 of the Zoning Code - Recommendation to release draft for public review and schedule a public hearing on February 5, 2010. (*Kate Reilly, 651/266-6618*)

VI. Comprehensive Planning Committee

Zoning Amendments to Saint Paul's Off-Street Parking Requirements and Design Standards – Recommendation to release draft for public review and schedule a public hearing on January 22, 2010. (*Merritt Clapp-Smith, 651/266-6547, and Tia Anderson, 651/266-6562*)

Carole Murphy Faricy
Erick L. Goodlow
Stephen Gordon
George Johnson
Richard Kramer
Yung-Kang Lu
Michael Margulies
Gladys Morton
Gaius Nelson
Anthony Schertler
Kristina Smitten
Robert Spaulding
Terri Thao
Daniel Ward II
Barbara A. Wencil
David Wickiser

Planning Director
Donna Drummond

VII. Neighborhood Planning Committee

VIII. Communications Committee

IX. Task Force Reports

X. Old Business

XI. New Business

XII. Adjournment

Planning Commission Members: PLEASE call Sonja Butler, 651/266-6573, if unable to attend.

**Saint Paul Planning Commission &
Heritage Preservation Commission**
MASTER MEETING CALENDAR

WEEK OF DECEMBER 14-18, 2009

Mon (14)

Tues (15)

4:00-5:30 p.m. Comprehensive Planning Committee
(Penelope Simison, 651/266-6554)

Room 1106 – CHA
25 Fourth Street West

Comprehensive Planning Committee – Schedule for 2010.
(Penelope Simison, 651/266-6554)

Off-Street Parking Requirements and Design Standards – Discussion of proposed zoning amendments. Recommendation for public hearing. (Merritt Clapp-Smith, 651/266-6547, and Tia Anderson, 651/266-6562)

Weds (16)

4:00-6:00 p.m. Hamline, Western, Victoria Station Area Planning Steering Committee
(Jessica Rosenfeld, 651/266-6560)

Central Corridor Resource Center
1080 University Avenue W.

Debrief from Roundtable Discussions and Introduction to Workshops
Parking Report – Christina Morrison
Bike Walk Central Corridor Action Plan – Jessica Rosenfeld and Christina Morrison

Thurs (17)

5:00 p.m. Heritage Preservation Commission

Room 40 City Hall
Lower Level
Enter building on 4th Street
15 W. Kellogg Blvd.

Permit Review/Public Hearings/After-the-Fact Review:

Holly Tot Lot, 519 Holly Avenue, Hill Historic District, by David Ronzani of St. Paul Parks & Recreation, for a building permit for site improvements including fencing, new play area equipment, synthetic turf and landscaping. File #10-008
(Nelson, 651/266-6715)

Old Business

Public Safety Building, 101 E. Tenth Street, Memorandum of Agreement regarding the redevelopment of the Public Safety Building block and includes the demolition of the building. Adopt resolution as an invited party in the consultation over the proposed undertaking per Section 106. (Spong, 651/266-6714)

New Business

Victoria Theater, 825 University Avenue, Consider the draft designation study that was submitted to the HPC by the District 7 Planning Council. (*Spong, 651/266/6714*)

Downtown Façade Improvement Program, Evaluate and make funding recommendations to City Council regarding three applications for work on Lowry Hotel, Athletic Club Building, and Lowertown Warehouse. (*Spong, 651/266-6714*)

Committee Reports

3M Committee update (*Carey, Trimble*)

Fri (18)

8:00 a.m. Planning Commission Steering Committee
(*Donna Drummond, 651/266-6556*)

Room 41 City Hall
Conference Center
15 Kellogg Blvd.

8:30-11:00 a.m. Planning Commission Meeting
(*Donna Drummond, 651/266-6556*)

Room 40 City Hall
Conference Center
15 Kellogg Blvd.

PUBLIC HEARING: Downtown Station Area Plan – Item from the Comprehensive Planning Committee. (*Lucy Thompson, 651/266-6578, and Jessica Rosenfeld, 651/266-6560*)

Zoning..... SITE PLAN REVIEW – List of current applications. (*Tom Beach, 651/266-9086*)

OLD BUSINESS

08-083-992 Laurel Apts Parking Lot #2 – Consider revocation of parking lot site plan approved June 11, 2008, for failure to meet conditions of approval. 2057 Laurel Avenue. (*Tom Beach, 651/266-9086*)

NEW BUSINESS

#09-327-710 David Youmans – Conditional Use Permit for transitional housing facility for six (6) or fewer residents. 680 Thomas Avenue, SW corner at St. Albans. (*Sarah Zorn, 651/266-6570*)

#09-328-553 Ray Matter – Establishment of legal nonconforming use status for excavating business. 770 Brookline Street, NE corner at Springside. (*Sarah Zorn, 651/266-6570*)

Minor Text Amendments for Chapters 60 and 61 of the Zoning Code - Recommendation to release draft for public review and schedule a public hearing on February 5, 2010. (*Kate Reilly, 651/266-6618*)

Comprehensive Planning

Committee..... Zoning Amendments to Saint Paul's Off-Street Parking Requirements and Design Standards – Recommendation to release draft for public review and schedule a public hearing on January 22, 2010.

**Saint Paul Planning Commission
City Hall Conference Center
15 Kellogg Boulevard West**

Minutes December 4, 2009

A meeting of the Planning Commission of the City of Saint Paul was held Friday, December 4, 2009, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. Donnelly-Cohen, Faricy, Lu, Morton, Smitten Thao, Wencil; and Messrs. Alton, Goodlow, Gordon, Johnson, Kramer, Margulies, Nelson, Schertler, Ward and Wickiser.

Commissioners Absent: Ms. *Porter and Messrs. *Commers, and *Spaulding.
*Excused

Also Present: Donna Drummond, Planning Director; Patricia James, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes November 13, 2009.

MOTION: *Commissioner Donnelly-Cohen moved approval of the minutes of November 13, 2009. Commissioner Thao seconded the motion. The motion carried unanimously on a voice vote.*

II. Chair's Announcements

Chair Alton announced that there is a revised agenda for today's meeting. The Victoria Park update has been stricken from the agenda and replaced with the Central Corridor Streetscape update. He also announced that the annual Planning Commission holiday party will be on Tuesday, December 29, 2009 at Dixie's on Grand Avenue beginning at 5:00 p.m. after the Zoning Committee meeting. A flyer will be sent out.

III. Planning Director's Announcements

Donna Drummond reported that the City Council approved a financing and spending plan for Central Corridor streetscape improvements on November 24th. On December 2nd the City Council continued a public hearing on the Dynamic Display Ordinance. A substitute ordinance was introduced. It will be up for final adoption next Wednesday, December 9th and it should be approved.

Also on December 2nd there was an appeal of the Planning Commission's decision denying the MGM Liquor parking lot site plan. The City Council upheld the Planning Commission's decision and denied the applicant's appeal.

Last night Heritage Preservation Commission approved the signing of the Section 106 Memorandum of Agreement regarding historic resources for the former 3M campus.

IV. Zoning Committee

SITE PLAN REVIEW – List of current applications. *(Tom Beach, 651/266-9086)*

None.

NEW BUSINESS

09-302-275 Premier Investments LLC – Re-establishment of legal nonconforming use as a duplex. 400 Charles Avenue between Western and Arundel. *(Sarah Zorn, 651/266-6570)*

MOTION: *Commissioner Kramer moved the Zoning Committee's recommendation to approve the re-establishment of legal nonconforming use subject to additional conditions. The motion carried unanimously on a voice vote.*

08-083-992 Laurel Apts Parking Lot #2 – Public hearing to consider revocation of parking lot site plan approved June 11, 2008, for failure to meet conditions of approval. 2057 Laurel Avenue. *(Tom Beach, 651/266-9086)*

Commissioner Kramer reported that the Zoning Committee laid this case over to the December 10, 2009 meeting.

Commissioner Morton announced the items on the agenda for the next Zoning Committee meeting on Thursday, December 10, 2009.

V. Comprehensive Planning Committee

Commissioner Donnelly-Cohen announced that the next meeting is Tuesday, December 15, 2009.

VI. Neighborhood Planning Committee

District 4 Plan Summary – Adopt resolution recommending approval to the City Council. *(Penelope Simison, 651/266-6554)*

MOTION: *Commissioner Wencl moved on behalf of the Neighborhood Planning Committee to recommend that the City Council adopt the summary of the District 4 Plan. The motion carried unanimously on a voice vote.*

Bicycle Parking Zoning Amendments – Adopt resolution recommending approval to the City Council. *(Kate Reilly, 651/266-6618)*

Kate Reilly explained that in conversations with members of the committee following the committee meeting, she found that the resolution provided for the Planning Commission packet, did not clearly represent the recommendation that had been agreed to at the committee meeting. An updated resolution was distributed. The gray shaded portion more accurately reflects what the committee recommended. The revised resolution is the committee's recommendation to the Planning Commission for approval.

MOTION: *Commissioner Wencl moved on behalf of the Neighborhood Planning Committee*

to recommend that the City Council adopt the Bicycle Parking Zoning Amendments. The motion carried unanimously on a voice vote.

Commissioner Wencil announced that the Neighborhood Committee meeting on Wednesday, December 9, 2009 has been cancelled.

VII. Central Corridor Streetscape Update: Financing and Design – Presentation by Donna Drummond, Planning Director. (Donna Drummond, 651/266-6556)

Donna Drummond, PED staff, gave a power point presentation on Central Corridor streetscape improvements. She said that on November 25th the City Council approved a financing plan to pay for additional streetscape improvements along University Avenue and in downtown. Public Works and PED staff have been working closely with the Central Corridor project office staff to develop a master streetscape plan. It includes an incredible amount of detail and a lot of work has gone into it over the past year, getting it into final form to be included in the bid package with the construction of the LRT project. The streetscape improvements are part of what is envisioned for the Central Corridor in the *Central Corridor Development Strategy*. The vision is to make University Avenue and downtown safe, pedestrian friendly and greener, and make these streets part of a vibrant neighborhood where people want to live, work and shop.

Ms. Drummond showed images of what the corridor would look like with the standard improvements that are included in the LRT project budget, and what it would look like with the additional improvements that the city would pay for. She explained the cost of the improvements and the financing for the improvements. Property owner assessments are part of the proposed financing package. The Office of Financial Services is calculating the proposed assessments for each property. These calculations will be available at community meetings scheduled for next week, December 8th for downtown property owners and December 10th for University Avenue property owners. There will be a public hearing at City Council on January 6, 2010 on the proposed assessments.

Commissioner Ward asked what the timeline on the payback for those assessments is.

Ms. Drummond said that the property assessments can be financed for 20 years and the current rate is 5.5%. So a property owner can pay up front or finance the cost, which is added to their property taxes. She also mentioned that there are subsequent budget actions that have to be taken by the HRA and City Council on all of the funding sources.

Commissioner Thao was concerned with the lighting and spacing of the lights on University Avenue in terms of public safety.

Ms. Drummond said that much attention has been paid to making sure that with the spacing that there is adequate lighting along the street.

Commissioner Smitten asked if the three million dollar (\$3,000,000) figure is just for the streetscape or will there be other assessments?

Ms. Drummond said that \$2.9 million is the total assessment for the project that property owners would be asked to pay. She also noted that this is almost a billion dollar project and the proposed financing for the streetscape improvements and one additional LRT station is really the only money that the City is putting into the project.

VIII. Communications Committee

No report.

IX. Task Force Reports

Commissioner Smitten gave an update on the Smith Avenue Corridor Revitalization Task Force Steering Committee. They have been meeting since their kick-off event and on December 15th they will be considering those who have expressed interest in participating on the actual community task force. About fifty (50) people have expressed interest in participating in the task force and it will be narrowed down to fifteen (15). That work is underway and by the beginning of the year the task force will be named and begin its work.

Commissioner Thao announced that the Western, Hamline, Victoria Station Area Planning Steering Committee will be meeting Wednesday, December 16, 2009 from 4-6 p.m.

Commissioner Faricy reported that the Ford Plant is not closing until 2011 and that the Ford Task Force will be meeting on January 11, 2010 at 7:00 p.m., and the location will be announced at a later date. Commissioner Faricy also announced that there was a study done with regards to green manufacturing on the Ford site and that study will be discussed at this task force meeting and if anyone is interested in seeing that report to please contact her.

X. Old Business

None

XI. New Business

None

XII. Adjournment

Meeting adjourned at 9:30 a.m.

Recorded and prepared by
Sonja Butler, Planning Commission Secretary
Planning and Economic Development Department,
City of Saint Paul

Respectfully submitted,



Donna Drummond
Planning Director

Approved _____
(Date)

Marilyn Porter
Secretary of the Planning Commission



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101

Telephone: 651-266-9090
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

SITE PLAN REVIEW COMMITTEE
TUESDAY, Dec 22, 2009
2nd Floor Conference Room
375 Jackson Street, Suite 218

<u>Time</u>	<u>Project Name and Location</u>
9:30	Northern Metals Recycling Trailer Storage Yard Outside storage for recycling 551 Barge Channel Road
10:00	Walgreens #2 2101 Ford Parkway
10:45	Metropolitan Council – E.S. Force Main improvement 2898 Childs Road

To Applicants:

You should plan to attend this meeting.

At this meeting you will have a chance to discuss the site plan for your project with Saint Paul's Site Plan Review Committee. The Committee is made up of City staff from Zoning, Traffic, Sewers, Water, Public Works, Fire, and Parks. You are encouraged to bring your engineer, architect, or contractor with you to handle any technical questions raised by city staff.

The purpose of this meeting is to simplify the review process by letting the applicant meet with staff from a number of departments at one time. Staff will make comments and ask questions based on their review of the plans. By the end of the meeting you will know if the site plan can be approved as submitted or if revisions will be required. Staff will take minutes at the meeting and send you a copy.

DSI is in a new location

We are in our new offices at 375 Jackson Street, Suite 220. The Site Plan meetings will be held in the second floor conference room 218.

Parking

Parking is available at on-street meters. Some off-street parking spaces are available in our visitor parking lot off of 6th Street at Jackson. To see a map of additional nearby parking ramps go to <http://www.ci.stpaul.mn.us/depts/dsi/liep/info/location.html>

If you have any questions, please call Mary Montgomery at 651-266-9088.



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6700
Facsimile: 651-228-3220

DATE: December 11, 2009
TO: Planning Commission
FROM: Zoning Committee
SUBJECT: Results of December 10, 2009 Zoning Committee Hearing

OLD BUSINESS

	<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
1. Laurel Apts Parking Lot #2 (08-083-992)	Approval	Approval (7 – 0)
Public hearing to consider revocation or modification of parking lot site plan approved June 11, 2008, for failure to meet conditions of approval		
Address:	2057 Laurel Ave	
District Comment:	District 13 had not responded	
Support:	2 people spoke, 0 letters	
Opposition:	1 person spoke, 0 letters	
Hearing:	Hearing is closed	
Motion:	Approval of revocation	

NEW BUSINESS

	<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
2. Pawn America Minnesota (09-324-603)	Lay over to December 29, 2009	Lay over to January 14, 2010
Conditional Use Permit for a pawn shop		
Address:	334 University Ave E SE corner at Mississippi St	
District Comment:	District 5 requested lay over	
Support:	0 people spoke, 0 letters	
Opposition:	0 people spoke, 0 letters	
Hearing:	Hearing is open	
Motion:	Lay over to January 14, 2010, with the condition it meets the 60 day law	

		<u>Recommendation</u>	
		<u>Staff</u>	<u>Committee</u>
3.	<p>David Youmans (09-327-710)</p> <p>Conditional Use Permit for transitional housing facility for six (6) or fewer residents</p> <p>Address: 680 Thomas Ave SW corner at St. Albans</p> <p>District Comment: District 7 recommended approval with conditions</p> <p>Support: 2 people spoke, 0 letters</p> <p>Opposition: 0 people spoke, 1 letter</p> <p>Hearing: Hearing is closed</p> <p>Motion: Approval with conditions</p>	Approval with conditions	Approval with conditions (7 - 0)
		<u>Recommendation</u>	
		<u>Staff</u>	<u>Committee</u>
4.	<p>Ray Matter (09-328-553)</p> <p>Establishment of legal nonconforming use status for excavating business</p> <p>Address: 770 Brookline St NE corner at Springside</p> <p>District Comment: District 1 recommended approval with conditions</p> <p>Support: 2 person spoke, 0 letters</p> <p>Opposition: 2 people spoke, 2 letters</p> <p>Hearing: Hearing is closed</p> <p>Motion: Approval with conditions</p>	Approval with conditions	Approval with conditions (7 - 0)
		<u>Recommendation</u>	
		<u>Staff</u>	<u>Committee</u>
5.	<p>Discuss Minor Text Amendments for Chapters 60 and 61 of the Zoning Code.</p> <p>Motion: Approval to hold public hearing at the Planning Commission meeting on February 5, 2010.</p>	Approval	Approval with revisions (7 - 0)

**AGENDA
ZONING COMMITTEE
OF THE SAINT PAUL PLANNING COMMISSION
Thursday, December 10, 2009 3:30 P.M.
City Council Chambers
Third Floor City Hall - Saint Paul, Minnesota**

NOTE: The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Zoning Committee will determine the order of the agenda at the beginning of its meeting.

APPROVAL OF NOVEMBER 24, 2009 ZONING COMMITTEE MINUTES

SITE PLAN REVIEW – List of current applications (Tom Beach, 651-266-9086)

OLD BUSINESS

- 1 08-083-992 Laurel Apts Parking Lot #2**
Public hearing to consider revocation or modification of parking lot site plan approved June 11, 2008, for failure to meet conditions of approval
2057 Laurel Ave
RT1
Tom Beach 651-266-9086

NEW BUSINESS

- 2 09-324-603 Pawn America Minnesota**
APPLICANT IS REQUESTING THE CASE BE LAID OVER TO DECEMBER 29, 2009
Conditional Use permit for a pawn shop
334 University Ave E, SE corner at Mississippi St
I1
Emily Goodman 651-266-6551
- 3 09-327-710 David Youmans**
Conditional Use Permit for transitional housing facility for six (6) or fewer residents
680 Thomas Ave, SW corner at St. Albans
R4
Sarah Zorn 651-266-6570
- 4 09-328-553 Ray Matter**
Establishment of legal nonconforming use status for excavating business
770 Brookline St, NE corner at Springside
R1
Sarah Zorn 651-266-6570

DISCUSSION

Minor Text Amendments for Chapters 60 and 61 of the Zoning Code
Citywide
Kate Reilly 651-266-6618

ADJOURNMENT

ZONING COMMITTEE MEMBERS: Call Allan Torstenson at 266-6579 or Samantha Langer at 266-6550 if you are unable to attend the meeting.

APPLICANT: You or your designated representative must attend this meeting to answer any questions that the committee may have



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

*Telephone: 651-266-6626
Facsimile: 651-228-3341*

To: Saint Paul Planning Commission

From: Merritt Clapp-Smith and Tia Anderson, City Planners

Date: December 8, 2009

Re: **Possible Recommendation from Comprehensive Planning Committee to
Release for Public Hearing the Draft Zoning Amendments to Off-Street Parking
Requirements and Design Standards**

The Comprehensive Planning Committee will meet on December 15, 2009 to discuss proposed zoning amendments to Saint's Paul's off-street parking requirements and design standards.

Planning staff will ask the committee to recommend to the Planning Commission that the proposed amendments be released for review and public hearing at the Planning Commission meeting on January 22, 2010.

If the Comprehensive Planning Committee agrees, a cover memo recommending release for public hearing and attached materials on the proposed zoning amendments will be brought to the Planning Commission meeting on December 18, 2009.

If you have any questions, please contact Merritt Clapp-Smith 651.266.6547 or Tia Anderson 651.266.6562.